010.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	987,000 / 987,000
					USE VALUE:	987,000 / 987,000
					ASSESSED:	987,000 / 987,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		POND LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PHELPS CHRISTOPHER B & HEATHER	
Owner 2:		
Owner 3:		
Street 1:	49 POND LANE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	RJJJJ LLC -
Owner 2:	-
Street 1:	26 FULTON ST
Twn/City:	MEDFORD
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,300 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Vinyl Exterior and 1719 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4300.000	438,000		549,000	987,000
Total Card	0.099	438,000		549,000	987,000
Total Parcel	0.099	438,000		549,000	987,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 574.25 | /Parcel: 574.2

Legal Description

User Acct

8501

GIS Ref

GIS Ref

Insp Date

05/30/14

Entered Lot Size

Total Land:

Land Unit Type:

!964!

PREVIOUS ASSESSMENT

Parcel ID 010.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	438,100	0	4,300.	549,000	987,100	987,100	Year End Roll	12/18/2019
2019	101	FV	327,900	0	4,300.	583,300	911,200	911,200	Year End Roll	1/3/2019
2018	101	FV	327,900	0	4,300.	425,500	753,400	753,400	Year End Roll	12/20/2017
2017	101	FV	327,900	0	4,300.	370,600	698,500	698,500	Year End Roll	1/3/2017
2016	101	FV	327,900	0	4,300.	315,700	643,600	643,600	Year End	1/4/2016
2015	101	FV	305,800	0	4,300.	308,800	614,600	614,600	Year End Roll	12/11/2014
2014	101	FV	169,200	0	4,300.	253,900	423,100	423,100	Year End Roll	12/16/2013
2013	101	FV	169,200	0	4,300.	241,600	410,800	410,800		12/13/2012

PRINT

Date	Time
12/10/20	16:39:37

LAST REV

Date	Time
02/25/20	13:32:22
danam	
964	

USER DEFINED

Prior Id # 1:	8501
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RJJJJ LLC,	1455-30		6/25/2014		830,000	No	No		
ANDON DONNA J,	1448-15		1/16/2014	Change>Sale	525,000	No	No		
ANDON CHARLES A	1327-120		10/10/2006	Family	10	No	No		
	726-152		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2019	1234	Redo Bat	12,000	C				
2/12/2014	110	Addition	48,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2014	Meas/Inspect	PC	PHIL C
3/7/2014	Info Fm Prmt	EMK	Ellen K
2/9/2009	Meas/Inspect	294	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	243	PATRIOT
8/25/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4300		Sq. Ft.	Site		0	80.	1.60	1			View	25					548,998						549,000	

Total AC/HA:	0.09871	Total SF/SM:	4300	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	548,998	Spl Credit		Total:	549,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26090908
Const Adj.:	0.97715974
Adj $ / SQ:	160.174
Other Features:	107200
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	459078
Depreciation:	21118
Depreciated Total:	437960

COMMENTS

PDAS. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

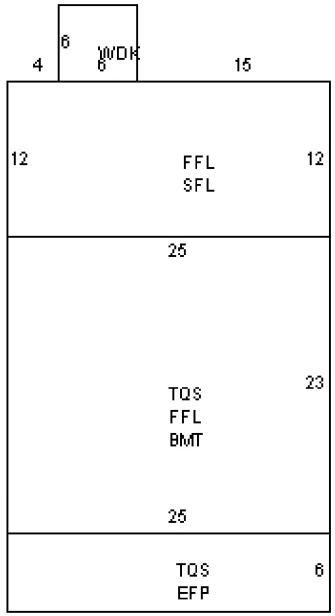
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	176.19
Special Features:	0	Val/Su Net:	176.61
Final Total:	438000	Val/Su SzAd	254.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	875	160.170	140,152
BMT	Basement	575	48.050	27,630
TQS	3/4 Story	544	160.170	87,095
SFL	Second Floor	300	160.170	48,052
EFP	Enclos Porch	150	44.340	6,651
WDK	Deck	36	15.630	563

Net Sketched Area:	2,480			Total:	310,143
Size Ad	1718.75	Gross Are	2661	FinArea	1719

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

010.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	